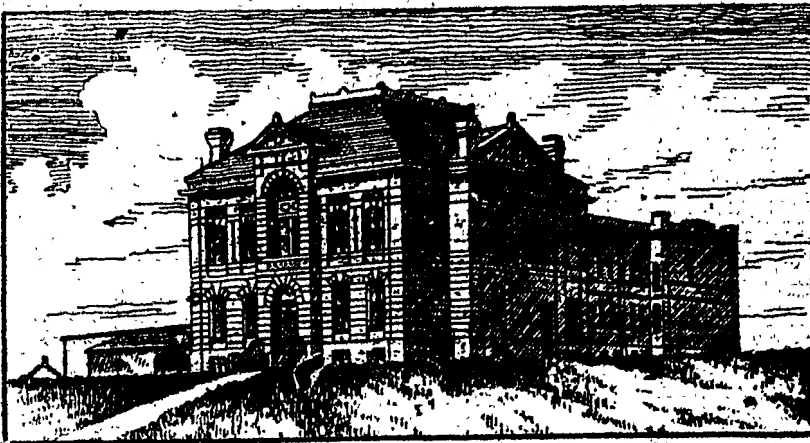


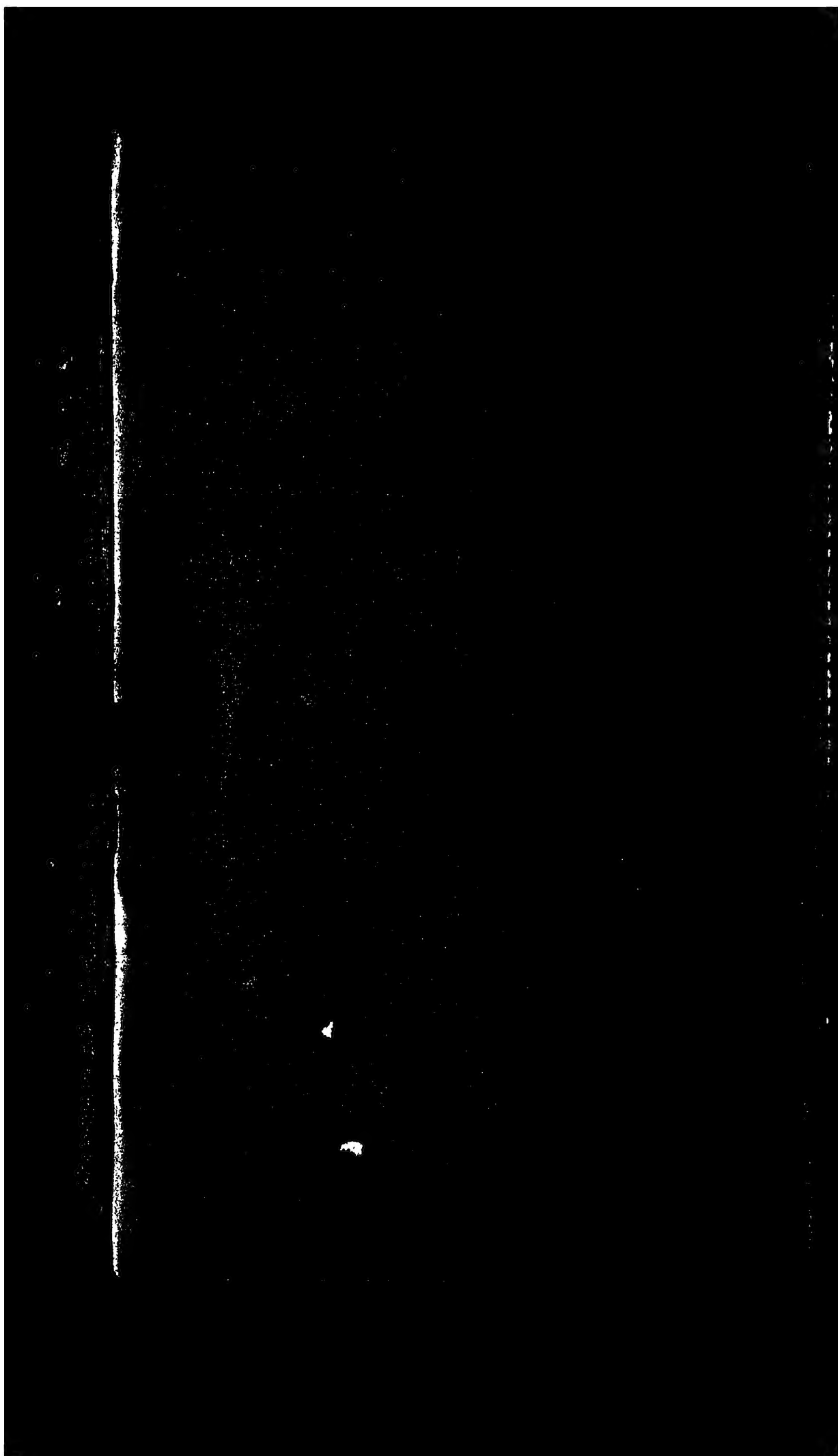
A HANDBOOK  
OF THE  
County of Brandon



—AND—  
CITY OF BRANDON

Published by the Brandon Board of Trade.

Brandon and Steam Printing and Publishing Works.



**A HANDBOOK**  
—OF THE—  
**COUNTY OF BRANDON**

(THE GARDEN OF THE PROVINCE)

—AND—  
**THE CITY OF BRANDON**

THE METROPOLIS OF THE WEST.

---

PUBLISHED BY  
**BRANDON BOARD OF TRADE.**

---

BRANDON:  
PRINTED AT THE SUN-STEAM PRINTING WORKS.

1889

3067

## Reasons for Emigrating.

---

IT is no longer necessary to employ arguments to convince the denizens of the over-populated business centres and country districts of the old countries, and the older sections of the Eastern Provinces of Canada, that emigration to the West is the only relief for disadvantages under which many of their number labor. There was a time when conviction on this question was unsettled, but the rapid flow of settlement westward during the last ten years, and which is increasing rapidly every year, has settled this point in the mind of every thinking individual. The aspirant for professional life sees the field so crowded ahead of him, that nothing but extraordinary ability, an amount of wealth or influence that but few can command, can place him in a position to earn even a respectable livelihood in the calling of his choice. So, also, it is with the mechanic or the commercial man,—he finds competition so keen, capital against him so strong, and the field so occupied, that to venture means to court disaster. Nor, are the circumstances different with the agriculturist. If he happens to be one of the favored ones who inherit large means, or through other exceptional circumstances, becomes possessed of capital considerably in excess of his neighbors, he can, no doubt live comfortably and do well; but he is the exception, and is not generally for whom this pamphlet is intended, although it is safe to say there is no country upon the face of the earth in which an accumulation of capital and wealth can be employed to better advantage than in developing the latent resources of the Canadian Northwest. Everything touched with capital here has a growth in it which is not true of the older parts of the world. The professional man, the artizan, the commercial man, and the agriculturist, in any part of Europe, and in the older portions of Canada, with but limited means, knows but too well that success in the East, even in the most diligent service of a life-time, is but rarely achieved, while it is but the

naked truth to say it may be the rule in any new country with the natural and developing advantages of the favored portions of the Province of Manitoba.

This Province is essentially an agricultural country, but the demand for all other classes of the community must be in ratio with the increase of agriculturists. That is, that while manufacturing, in many lines, and commercial interests in harmony with it, cannot be as successfully carried on as in some of the industrial districts to the East, the scope for agriculture and its kindred industries is unlimited; and with its development follows an increasing demand for the professional man, the artisan, the dealer, and all other classes of the community. This reasoning first calls for the location of the former, and while, as we have said above, there is no limit to the field here in which capital can be profitably employed in farming; the members of this class seeking locations are possessed of smaller means, and if the emigrant but possesses the energy and resolution essential for success in any new country,—at all on a par with the pluck of the early settlers of the Eastern parts of America,—success is as certain as existence.

The average farmer of the old world, for instance, knows but too well that he is working for his landlord and his landlord only. No matter what land he may hold, or how carefully he may operate it, the margin he has left, after paying his rent, does little more, if any at all, than support his family. In the Eastern Provinces of Canada again, the great bulk of the present day farmers are working, but small sub-divisions of their parents' and grand-parents',—in many cases but 50 acre lots, and often smaller. But a bare living is to be made on these at present, and as the land becomes more and more worn, the prospects are on the decline. The great question is, what are they going to do for their families? How are the children who have to assist on the farms, to make living possible, going to be provided for in after years? It is, again, a notorious fact that paying for a farm in the Old Country, or in Eastern Canada, out of the profits of the farm, is next to an impossibility, unless the purchaser is surrounded by a grown up family, with willing hands, it is an absolute impossibility—the interest on the price eats up every cent, and often more than can be saved after living. It is for these men and others on small farms, who are careful and industrious, that Manitoba offers unequalled inducements—the men who are

surrounded with families calling for care, and who can bring willing hands and a little capital for a start, until a crop can be secured. The farmers of Ontario and other Eastern Provinces, who have had experience on a bush farm or who have heard their parents recount their experience in clearing them, must be convinced that these farms have cost every dollar they are worth, even when highly cultivated, to bring them to that state of perfection—the chopping, the clearing, the ditching, the stoning and the fencing, necessarily in the East, have cost, collectively, every cent the farm is worth; so the farmer, when looking around upon the fruits of a life's labor, sees he has nothing accumulated but pay for his day's wages, and often but poor pay at that. It is to these facts, that improving a farm in Eastern Canada, brings but a payment for labor, and that that paying for an improved farm out of the profits of that farm, is an absolute impossibility, we want to call the attention of the agriculturist, at the outset, for a contrast. The circumstances are vastly different in Manitoba. All the labor that calls for a life of drudgery in the east is saved the settler in "the new West." He goes on to his farm entirely cleared of sticks and stones by nature, and from the nature of things, requiring for years, at least, but little fencing, and at any time but little drainage. All he has to do is hitch his team to the plow on alighting from the cars, having, of course, first secured his lot, and commence breaking for his crop. Such bonanzas were unheard of by our forefathers, but they are the reality here. We do not of course, want any one to believe that some capital is not required to commence successful farming here, and that energy and pluck are not required for pioneering here, as well as elsewhere, for they are; but, the fact is, where both are employed, to any extent, success is assured from the start, and wealth follows in a very few years, as testimonials from practical men in these pages fully show.

---

#### BRANDON COUNTY A FAVORED LOCALITY.

Although the province as a whole offers exceptional inducements to the intending emigrant, some localities in it, as is the case in older countries, are more highly favored than others, and a careful perusal of what we have to say

in these pages, must convince any one there is none more specially favored by nature and other circumstances than the County of Brandon. Although the whole country, from a few miles east of Winnipeg to the base of the Rocky Mountains, is practically prairie, excepting small blocks of wooded lands, there are differences in prairies for agricultural success, as there are differences in other soils, and we think it can be shown that nature has done its share for this part, while the work of man has also been an active agent from the days of the first railway train, in the year 1881, in its development. The surface is undulating, presenting beautiful waves of high land, exceedingly well adapted for building sites, gardening, arbor culture, and all the various kinds of products, in the moister seasons, with gradual declivities, until the lower prairies of the country are reached, thus giving almost every farm every variety of soil to be found in the country, and pre-eminently ensures success in all crops and products, no matter what kind of a season the country may experience. It is principally because of these natural advantages, the Government has located the experimental farm for the Province here. And while a reference is being made to this institution, its advantages to the surrounding settlers may be briefly referred to. The farm is situated on the north side of the Assiniboine River, partially within the city limits. It is composed of one section of land (640 acres), and will be devoted to experimenting in cropping in every form—cattle raising, tree culture, gardening &c., in every form that ingenuity or curiosity may suggest. The Manager, Mr. S. A. Bedford, a most efficient, courteous and agreeable gentleman, always willing to give any information at his command to visitors, keeps a register of his experiments always available to the public, so that the results of his labors may be available to the public without the expense of experimenting themselves. Thus, in a word, all that is known, or from time to time may be learned of successful farming on approved plans in the country, may be learned by everyone without a cent of outlay or the expense of a trial. The southern boundary of the county is 36 miles from the American line, and its eastern boundary is 120 miles west of a Meridian, through the City of Winnipeg, and is an exact square of 36 miles on each boundary. It embraces six municipalities, or what are known as townships in Ontario, viz.: Elton, Daly, Whitehead, Cornwallis, Oakland and Glenwood, each pos-



sessing six townships themselves six miles square. In physical features these municipalities vary somewhat from one another, as they are traversed by the two noble streams the Assiniboine and the Souris Rivers, that forge their serpentine courses angularly across them, but all possessing that undulating surface, varying and fertile soil, that gives to the country that especially high standing wherever the merits of the province are fully known. The undulating surface and the winding streams give a full supply of the best of water for all the requirements of man and beast, an advantage that is of paramount importance to the intending settler in our new country. But their advantages do not end here,—they ensure comparative immunity from early frosts and other blights that afflict, in varying degrees, all new countries.

Being one of the oldest, or rather, we should say, the best settled County in the Province for its age, the success of the farming community, more especially related by themselves in later pages of this pamphlet, are no experiment, but the realities of successive cropping, which is an absolute assurance that all intending settlers are so eagerly in search of.

---

### RAILWAYS, &c.

In addition to these natural advantages, the country is possessed of these commercial privileges of such especial importance to the settler. Since the first settlement was made the main line of the C.P.R. has been in operation directly across the centre of the country, from east to west, with an efficiency of management that is not exceeded by any other read upon the American Continent. The main line of the Northern Pacific is to make Brandon City, in centre of the county, its head-quarters, entering the county at the south-east angle, running northerly to the city, and with another branch projected and to be shortly constructed south-westerly to the south-west corner of the county. This locality is also to be traversed by a branch of the C.P.R., having for its object the development of the vast coal fields lying about 100 miles to the south-west of the city. Besides these roads, the Great North-West Central is already graded across the country in a north westerly direction, and will be in operation this season, thus bringing even the

most remote settler of the county within fifteen or sixteen miles of a railway, enabling him to reach his market, dispose of his wares, and return the same day,—a state of advancement that is not yet reached by many localities of the older provinces, and certainly not by the Western States of America, that boast so much of their commercial privileges. The immediate benefits of these natural and developed advantages are the highest prices for all farm products, because of competition in railways and the lowest cost in marketing, and the cheapest markets in which to purchase all the necessities of life to be found in the country; also the result of competition and legitimate business rivalry. These two advantages make in a few years all the difference in price between the most improved farms in the country and the free homestead in the most remote portions of the province. In other words the difference in the prices on the Brandon County markets resulting from sales of product and the purchases of the necessities of the husbandman will in a very few years make the difference between the free land in less favored districts and the most improved farms on the market in this country; to say nothing of the other advantages of living in a developed country to which we will make reference in later pages. But perhaps to show the growth of this country, in which the County of Brandon has shared, it may not be inappropriate to take some statistics of a general character:

In 1881 there were, for instance, but 2,384,337 acres of land occupied in the whole province, or a little less than three times the area of this county, and to-day there are 6,240,000, or three-fold in seven years. At that time also, there were but 230,764 acres under crop in the province, or about the area one-third of this county, and to-day there are nearly five times that quantity, which is unprecedented in the history of any other country. In 1886, there were but 6,711,186 bushels of wheat exported from Manitoba, and in the following year there were 14,000,000, the county of Brandon producing more than the one-tenth of that, or nearly a quarter of a million bushels more than the whole of Montana, across the border, produced the same year. But here are the most definite figures of all—figures that ought to carry conviction wherever read. Dakota but a few years ago, when it had a population of 25,000 more than the whole of Manitoba to-day, produced but a trifle more than twice what was grown in the County of Brandon.

in 1887. If we produced no other argument than this, it alone is sufficient to show Brandon County of all other localities is the one in which the man who desires to build up a profitable agricultural business ought to pitch his tent. The yield for Brandon County was a little over 32½ bushels per acre. The names of a few of the chief producers of the county for last year with their postoffice addresses, so that all desirous of getting information direct can secure it for themselves: George Roddick & Sons, Brandon Hills, 10,000 bushels, sold at \$1.00 per bushel; D. Caffery, Brandon, 2,000 bushels, after paying all expenses in connection with his whole crop; George Halse, Brandon, raised 1,700 bushels, and has 1,000 after paying all expenses in connection with cropping; D. W. Shaw, Brandon, 1,800 bushels; Allan Young, Griswold, netted \$2,700, after defraying all expenses; Percy Selwyn, Rounthwaite, netted \$1,500; Samuel Hanna, Griswold, sold \$5,500 worth, and retained 1,500 for his own use; Jas. Young, Griswold, cleared \$3,400 in wheat alone; Robt. Hall, Griswold, \$2,000; W. J. Good, Griswold, \$2,000; Geo. Stewart, Stratherne, \$1,000; Jos. McFadden, Stratherne, had 7,000 bushels and so on with scores of other residents of the county.

The average Ontario farmer would hardly credit this, but it can be proven on every hand. This, too, is an average of over 1,000 bushels for each and every farmer in the business in the county, some of the number, of course, growing more and some less. But there are other statistics to show the marvellous growth of this county. Last year, for instance, there were imported to the city of Brandon by the dealers, 110 car-loads of horses, or about 2,200 head, while it is reasonable to suppose nearly half as many more were brought in by settlers themselves at all railway depots in the county. At the time at which we write the ruling market quotations are: Wheat, \$1.00; oats, 25c.; barley, 28; eggs, 15; butter, 20; pork, \$7.00; beef, \$4.25; hay, \$6.00 and other marketable products in proportion, showing there are ready sale and good prices for all farm products.

## THE POLITICAL AND MUNICIPAL INSTITUTIONS

of Manitoba are modeled after those of Ontario, the best features in force in that province being almost in every instance adopted. The province has five representatives in the House of Commons, at Ottawa, and two Senators. Its local parliament consists of thirty-five members and but one chamber, and five cabinet ministers. When we say Brandon County has three of the thirty-five representatives, and one of the five Cabinet Ministers, it marks its importance. As we have already said, it comprises six Municipalities besides the City of Brandon, and each one of these has its own municipal government, unrestricted and uncontrolled by County Councils, the same as are in vogue in the other Provinces. Some of the functions of the Ontario Councils are discharged by what are known as Judicial Board officials, under the control, with the exception of the Judge, by the Local Legislature. The Judge, as is the case in any portion of Canada is appointed by the Dominion Government. The present official is the Hon. D. M. Walker. There are but three Judicial centres in the whole of the Province, and Brandon is the second in importance of that number. There is here the finest Gaol and Court House, without exception, in the Province, and cost upwards of \$80,000. In it are located the Judicial officials for one-third of the Province, which occasions a great deal of business here, in fact all the judicial for a large portion of the country. Each of the six Municipalities, and the City of Brandon, has its own municipal organization: consisting, in the municipalities, of a Reeve and six Councillors, and a Clerk and Treasurer. In the City there are a Mayor and a Board of Aldermen, a Clerk, a Treasurer, and other minor officials. These Boards have full control over all local assessments, and local expenditures for public improvements, and schemes within their borders. The larger bridges, and other larger public structures, being built wholly or in part out of Provincial funds.

The present officials of the several Municipalities, with their Post Office addresses, we give below, and they will at all times readily give any information at their command to intending settlers:

# OUR SCHOOL SYSTEM.

11

<i>Name.</i>	<i>Residence.</i>	<i>Post Office.</i>
A. C. FRASER, Mayor .....	Brandon City ..	Brandon.
J. C. KERR, Clerk .....	" .....	"
T. J. PENTLAND, Reeve ...	Elton .....	Douglas
M. G. ABEY, Clerk .....	" .....	Chater.
A. GRAHAM, Reeve .....	Daly .....	Lothair.
F. T. WESTWOOD, Clerk ...	" .....	Pendennis.
A. NICHOL, Reeve .....	Whitehead ....	Alexander.
G. ARMSTRONG, Clerk ....	" .....	Dalton.
G. RODDICK, Reeve .....	Cornwallis ....	Brandon Hills.
G. H. HALSE, Clerk .....	" .....	Brandon.
T. NICHOL, Reeve .....	Oakland .....	Souris City.
W. S. MOODY, Clerk .....	" .....	Rounthwaite.
A. E. HITCHCOCK, Reeve ..	Glenwood .....	Souris.
J. DOLMAGE, Clerk .....	" .....	"

# OUR SCHOOL SYSTEM.

This is, and very justly, called one of the noblest institutions of the country. Under it our youth may derive all the benefits of the educational institutions of other countries, and at no cost to the student, the Government and the freehold bearing all the expense of the school system of the country. In the city there are all the facilities found in many of the cities in the older countries. There are common schools graded under suitable teachers for all degrees of advancement, until the classics, higher mathematics, &c., are reached, and they are under the charge of a head master, who fits his students for the colleges. There is also in the place a Roman Catholic Convent, where all the branches taught in such institutions are taught thoroughly and well. In the Country municipalities, too, schools are within three or four miles of each other, for the most part under Normal trained teachers, and in most instances open the year round. The buildings are all comfortable, well seated and well ventilated, according to the requirements of a stringent law. As the sum of £85,000 was last year paid by Government towards the support of common schools in the Province, the balance to be collected for teachers' salaries is comparatively light, and such as it is is collected from all lands within the School Districts without a cent of tax upon the pupils.

Commolious Churches of the various denominations,—Episcopalian, Presbyterian, Baptist, Methodist, Roman Catholic and Salvation Army, are found in the city, and though the school houses are to some extent used in the Municipalities as places of worship, comfortable church buildings are to be found in all important centres, thus giving the settler of the country all the advantages in these respects that are to be met with in countries settled for a century.

A few comparative figures, under this head, also may not be read without profit. In 1871 the Province had but sixteen Protestant and seventeen Roman Catholic schools, and to-day the number in this county alone is considerably in excess of that, and nearly all Normal trained at that.

---

## ROADS AND BRIDGES.

As we have already mentioned, the bridges across the larger streams of the Province are built by Government, and the latter always has ample means at its command for building, being in receipt of over half a million of money a year, mostly from the Dominion Government, and the rest of the necessary work is done by the Municipalities interested. As, however, the country is not cut up in every direction by streams, hills and ledges of rock, but is either level or rolling, the work of bridging and road-building is comparatively light, and will ever remain so, for natural reasons. In the first place the soil, and especially that of this country, readily absorbs surface water, and is, therefore, in itself always comparatively dry; in the second place, our rains are principally in the months of May, June and July, just when the growing crops require them, the escaping of frost from the ground in the early spring serving the purpose of early rains. Our snow-falls, always light, compared with those in the other Provinces, melt at once in the spring, and the roads dry up accordingly. As there are but few bushes, no timber fences, and no cuts in the roads, we never have blockades in the winter, and from all causes explained we have good roads the year round. They all lead into Brandon, thus giving the farmer, no matter in what part of the country located, always ready access to the best market for all kinds of products he may have to dispose of, and the cheapest place in which to make

his necessary purchases in the Province. The intending settler should carefully note all these advantages.

## POSTAL FACILITIES.

Next to railways, good roads, schools and churches, convenient postal facilities are a matter of much importance to the agriculturist, as during the busy seasons of the year he finds the least time spent away from his daily duties the better for his success. Convenient Post Offices at these times are quite an assistance, and in this respect there is scarcely a county in Canada, even in the older Provinces, that surpasses the County of our sketch. The whole Province is carefully dotted with offices, but Brandon County is especially so, there being no less than thirty-five offices at which residents get their mail. From the nature of things, the office in Brandon serves a large area, and that has daily connection with the east and the west, as also have the offices at Griswold, Dalton, Alexander, Kemnay, Chater, and Douglas Villages, on the C.P.R., and Rapid City, a thriving town to the North. The offices at Souris, Souris City, Roseland, Stratherne, Millford, Rounthwaite, Brandon Hills, and Carrolton, have a service twice a week on stage lines from the City of Brandon, and the other offices once a week each way. At Griswold, Alexander, Chater, Douglas, Souris and Souris City, there are Villages of considerable note, where marketing in nearly every form can be readily done. All farm products readily and a good sale at these places, and all the necessities can be purchased there also, at very moderate prices. As the railways now under contract are completed many of these places will become important towns, and grow into centres of very considerable importance, giving a great impetus to the value of farming lands in their locality. The first who purchase will of course be the better served.

## ELTON.

This Municipality is in the north-east corner of the County of Brandon, and is composed of Townships 11 and 12, in Ranges 17, 18 and 19 West, and contains an area of 138,240 acres. Geographically it is north of Brandon, and extends easterly and westerly from it. In 1880 its population was less than fifty souls. It was organized into a Municipality in 1884, as were the other Municipalities in the County, and then it was found to possess a population of 766, with 11,813 acres under cultivation. In 1885, that population was 836, with 16,379 acres under improvements. In 1886 the population was 886, with 18,825 acres cultivated. In 1887 the population reached 974, with an area of 22,487 acres under crop. In 1888 the population rose to 1,095, with 24,735 acres under settlement; and this year the progress is equally great.

Perhaps five-sixths of the land each year, under cultivation, was also in crop, and cropped each year, from the first, the remainder being fallowed,—a feature of farming that is found to work admirably in this country, as it cleans the soil of weeds, gives it a rest that nature appears to call for, and always is ready for the seed whether the season is late or early. About two-thirds of the area under crop has generally been in wheat, and the remainder in oats, barley, and other coarse grains. In 1886, the average of wheat was not more than twenty bushels to the acre, in other years not less than 23, and in 1887 it ran up to 35.

The Municipality is most admirably situated, being traversed by two railways,—the C.P.R. and the North-West Central,—and having the M. and N. road in close proximity to the north and the west. This gives it several first-class markets, viz.: Brandon, Rapid City, Chater, Douglas and Minnedosa. At each of these places there are first-class elevators for the storage of grain, large general stores, shops, boarding-houses and hotels, and, in fact, all the accommodations of the older Provinces. In the centre of the Municipality, besides, these, are two good stores, kept by Reeve T. J. Pentland and Wm. Madder, and shops, post offices, schools, churches and halls, dotting the prairie at convenient distances. No part of the municipality is more than ten to twelve miles from a railway or seven to eight from a store and post office.



All portions of the Municipality are pre-eminently suited to agriculture, whether cropping pure and simple or mixed farming.

The C.P.R. Co. have about eleven sections (2,720 acres) in Elton, at an average of about \$4.00 per acre. Their terms are one-tenth down, and the balance in ten equal annual instalments. The Hudson's Bay Company own four and a quarter sections (2,720 acres) of the very best land in this Municipality, at prices from \$5 to \$8 per acre, on terms to suit purchasers. Capt. Wastie, Brandon, will give all information to intending settlers. The North-West Land Co. about 7,040 acres more. The terms of the N. W. Land Co. are about \$5.00 per acre, payable in the bonds of the company, that are now purchasable at 70c. on the dollar, being \$3.50 per acre, one-fifth down and balance in five equal annual instalments. As the Dominion Government holds about 2,000 acres more, all combined control about 15,000; and as there are about 115,200 under settlement, this would still leave about 8,000 acres in the hands of sundry residents and non-residents, who do not crop it, and with whom, as well as the companies named, suitable arrangements could be made for purchasing.

No one, in search of a good farm, on advantageous terms, and who desires all the advantages of an advanced country, with the best facilities for comfort and success, should pass the Municipality of Elton.

---

## DALY.

Although this Municipality is not as well supplied with railway facilities as some others in the county, it is none the less a very desirable one in which to locate, as the progress it is making fully demonstrates. In 1886 it had but 501 of a population, with 13,501 acres under cultivation; the next year, 1887, it had 625 of a population, with 14,675 acres under cultivation; and this year its population is 875, with about 17,000 acres under cultivation, showing a marked advance every year. About three-quarters of the area under improvement is under crop, with the different kinds of products of the country.

It is in size the same as the other Municipalities of the county, and possesses the same advantages as to schools,

churches, post offices, &c. It has excellent markets at Brandon, Alexander and Griswold, on the C.P.R., just to the south of its boundaries, and at Rapid City to the north.

The soil varies, from sandy loam to heavy clay, and is noted for early ripening, and the excellent quality of the grain produced. In 1887 the average yield of wheat was upwards of thirty bushels per acre, and of oats and barley upwards of fifty.

From a stock-raising point of view the Municipality offers special inducements, as it is traversed by beautiful streams, such as the Assiniboine, Oak and the Little Saskatchewan Rivers, the latter crossing the Municipality nearly centrally and diagonally from the north-west.

It offers almost unlimited water-power, the mills at Rapid City to the north being operated by it. At Pendennis, on the river near the centre of the Municipality, the fall is all that can be desired, and there is almost an unlimited quantity of stone on the surface of the ground for building purposes. There is here the best opportunity in the country to build large water power mills for various purposes, at the least possible expense to the builder.

The celebrated Ayer farm, owned by A. A. Ayer, is in this Municipality. In 1888 it produced 15,000 bushels of wheat, averaging over thirty bushels to the acre, and large quantities of other products, to say nothing of large profits from cattle and other stock.

The Municipality is settled principally by English, Irish, Scotch and Canadians, an enterprising community in all that the term implies.

The North-West Land Co. have still about three sections of land in this Municipality they will sell at an upset price of about \$5.00 an acre, payable in bonds that can be purchased at 70c. on the dollar. All information can be had from H. J. Skyner, Brandon.

The C.P.R. have about 26,080 acres, to be had at from \$2.50 to \$8.00 per acre, one-tenth down, and the balance in nine equal annual instalments, at 6 %. All information as to particulars can be got from the C.P.R. depot agents.

The Hudson Bay Company have five and three-quarter sections (3,680 acres) for sale, at from \$5.00 an acre upward, according to locality, with one-eighth down, and the balance in seven equal annual instalments. at 7 % interest. All in-

formation desired by intending settlers can be had from Capt. Wastie, Brandon.

Besides these opportunities there are several available sections held by mortgage companies, speculators, private individuals, &c., that can be secured at most advantageous terms, thus offering inducements to the industrious man who desires a home in which he can make himself comfortable in a few short years, he should not fail to look after without delay.

### CORNWALLIS.

This Municipality, from the nature of things, is one of the most highly favored in the County, in fact one of the best situated for the enterprising farmer in the whole Province, as it has the City of Brandon very nearly in its centre, and other advantages that follow as a consequence. The first settlers located here in the spring of 1879, a year and a half in advance of the C.P.R., under the guidance of the Rev. Geo. Roddick, from Nova Scotia, and from that small commencement there is now one of the most prosperous farming communities on the face of the globe. From that small commencement there is now a population in the Municipality of about 1,200 souls, with room for quite as many more, without placing more than a family on each half section in the Municipality. After fording the Assiniboine, near the present site of Brandon, Mr. Roddick proceeded to his present farm, very beautifully nestled in the scenery of the superbly picturesque Brandon Hills. The first year he raised but little crop, and the whole country around him was one unbroken prairie, without a store nearer than Portage la Prairie, eighty miles to the east, and Rapid City, thirty miles to the north. Now, in the almost incredibly short period of ten years he has a city of 4,000 inhabitants within an hour's drive of his homestead, that possesses every advantage of the cities of the east; he has railways passing his door, school-houses and churches almost within a gun shot, and a Municipality, as we have said, with 1,200 population, about 75,000 acres under cultivation, he and his sons having themselves grown, even in last year's unfavorable crop, upwards of 10,000 bushels of wheat, which he sold at \$1.00 per bushel.

The Municipality is peopled by settlers from all the other Provinces of Canada, England, Scotland, Wales, and the United States of America.

For years after Mr. Roddick's settlement there was no municipal organization, and now the Municipality is assessed at nearly three-quarters of a million. This is one of the forcible illustrations of the west, and shows most eloquently the advantages the country presents to an industrious settler.

The Municipality is well adapted for mixed farming, on account of the different elevations of the surface occasioned by the streams passing through it, and is certain to produce good crops, no matter whether the season is wet or dry.

Another special advantage of the Municipality is the proximity of a lasting supply of timber for fuel, in the ravines of the streams and the surroundings of the Brandon Hills.

The Hudson's Bay Company still hold six and a quarter sections of land for sale in this Municipality, at from \$2.00 to \$10.00 per acre, on the best terms for payment, Capt. Wastie Brandon, being able to give all information to intending settlers.

The North-West Land Company, H. Skynner, Brandon, agent, hold about twenty sections for settlers, at from \$3.50 to \$4.50 an acre, on a cash basis, and plenty of time for payment.

The C.P.R. also have about 1,920 acres for sale in the Municipality, on favorable terms, the agent at Brandon being able to give all particulars.

Besides these, Mortgage Companies and speculators have a quantity to dispose of, and all information can be got from their agents in Brandon.

The incomer who has a little means, and wants to secure a property whose purchase he will never have cause to regret, should not pass the Municipality of Cornwallis.

---

## WHITEHEAD.

It is not saying too much to say that the Municipality of Whitehead is one of the best situated districts in Manitoba for mixed farming. As it has the C.P.R. running nearly across its centre, from east to west, with the proposed

Brandon and Souris roads to cross its south-east corner, and having two enterprising towns,—Alexander and Griswold,—the former in its very centre, to help it along in its onward march, with the very best of agricultural soil, well watered, and all the other advantages of civilization, its future cannot be otherwise than the most progressive and satisfactory.

Besides the villages named, there are elevators and stops on the C.P.R. at Kemnay and Dalton, adding much to the convenience of the public.

The soil in the north is very considerably of a heavy sandy loam, and in the central and southern parts made up of rich alluvial deposits, giving the variety of soils to suit varied tastes and different requirements.

At Kemnay there is a post office, telegraph office, school and grain market. At Alexander there are three elevators, offering all the conveniences for shipping the country will require for years, two stores, blacksmith shop, churches and schoolhouse; while at Griswold, to the west, there is a town of very considerable importance, embracing, as it does, half a dozen stores, three churches, school, grist mill, elevators, hotels, and in fact everything the necessities call for.

There are, in this Municipality, seventeen and a half sections of land for sale by the North-West Land Company, —H. J. Skynner, Brandon agent,—at from \$5 to \$6 an acre, and can be paid for in Company's bonds, now at 70c on the dollar, on favorable terms.

The C.P.R. have in it some 8,160 acres, at from \$2.50 to \$8.00 an acre, on the easiest of terms, and all particulars can be got from the C.P.R. agents.

The Hudson's Bay Company, Thos. Wastie, Brandon agent, have still three and a half sections for sale, at from \$5.00 an acre upwards, on the most liberal terms.

As is the case in all the other parts of the country, mortgage companies, speculators, and other private parties have sundry farms they will sell to the bona-fide settler, at prices and on terms to meet all necessities.

The Municipality has prospered immensely the past four or five years, and still there is room in it for a couple more thousand people to prosper as well as they can in any part of the known world.

## GLENWOOD.

This Municipality, when properly settled and cultivated will be, par excellence, the wheat growing district of the county, as the soil is for the most part alluvial deposit, and the whole surface, is comparatively unbroken, in fact wholly so, except by the valleys of the Souris and Plum Creek streams, which unite at the picturesque and solid little town of Souris, in the middle of the Municipality.

The first settlements in the Municipality were made in 1879 and 1880, by colonies from Millbrook, Ontario, in which the Sowdens, the Kirchhoffers, the Fallises, Wood, Kells, and many other residents of the town of Souris were leading spirits. They saw the fertility of the soil and other natural advantages of the district, and being assured by the C.P.R. Company that a branch railway would be speedily built from Brandon south-westerly through the site of the town of Souris, to the coal fields, they concluded their location had the very best of prospects before it.

Already there are nearly 50,000 acres of the Municipality under cultivation, by a population of about 1,000 residents, and still there is room for thousands more.

The town of Souris, in the centre of the Municipality, has upwards of 200 of a population, and is one of the handsomest sites for a town in the whole North-West, the confluence of the Plum Creek with the Souris forming a crescent-like area of a valley that is simply charming in its natural simplicity, and would be made infinitely more so under the artistic hand of civic improvement. The place contains three or four first-class stores, three or four of the most commodious hotels in the county, a grist mill surpassed by none in the Canadian North-West, livery stables, lumber yards, churches, shops, and in fact everything that can be desired in a new country, with stages every other day to Brandon and return.

The town is an excellent grain market, the mill consuming nearly all the grain the Municipality can spare to keep it in constant operation.

The settlers of the Municipality are mostly from Ontario, and are a most hospitable and enterprising community.

The first settlers, named above, were of themselves companies for colonization purposes, and they now hold large

blocks of land—some twenty-five sections in all—they are ready to sell on the best of terms to incoming strangers. Mr. Sowden controls a large area; Wood & Kells, of Millbrook, and Mr. Kirchhoffer, agent, of Brandon, can put the new comer in possession of all the facts necessary to locate himself to the best advantage in the Municipality.

The Hudson's Bay Company own eight and a quarter sections in this Municipality also, their agent being Capt. Wastie, Brandon, from whom all particulars can be got.

The North-West Land Company have seven and a quarter sections in Glenwood,—Mr. H. J. Skynner, of Brandon, agent,—for sale, on terms suitable to the settler.

The C.P.R. Company have 8,000 acres also, on good terms, the agent at Brandon being able to give all particulars.

Loan Companies and private parties also have areas for sale, and full particulars concerning them, as indeed all matters relating to the Municipality, can be got from Mr. Kirchhoffer, Brandon.

### OAKLAND.

This Municipality is in the south-east portion of the county, and though the last dealt with is not the least in importance. Its southern portion is crossed by the Souris River, which gives excellent milling facilities in its northern part by the Assiniboine. In the north-west are the Brandon Hills, and all three combine to give the Municipality various elevations, and therefore excellent capabilities for mixed farming and stock raising, or any other branch of farming.

These streams and hills also provide a good supply of fuel for the settlers,—a matter of much moment.

As the Northern Pacific and Manitoba Railway is to cross the county diagonally, from Souris City in the extreme south-east to Brandon at the north-west, with another branch westerly from near the centre of the Municipality, the Municipality will have unsurpassed railway facilities, and therefore the best of markets. At present Gregory's Mill, on the Souris, the mill at Souris City, and market without the Municipality, have to furnish all the facilities, but before another crop is marketed things will be changed.

The far-famed Elliott Settlement, near the centre of the

Municipality, is unsurpassed for wheat raising, and all told, their land, in 1887, produced three-quarters of a million bushels, and as the area being sown this year is much larger than ever, the Municipality will give an excellent account of itself this season.

In 1887, Thos. Nichol, the present reeve, whose P.O. address is Souris City, raised 18,000 bushels of grain for export; Jos. Bremner, 20,000; Jos. M. Fadden, 18,000; James Elliott, 14,000, and so on of several others.

At present there is but little more than a third of the Municipality actually cultivated, so there is room for twice as many more people to go in and prosper there as the present settlers are prospering.

The Hudson's Bay Company hold eight and a quarter sections of land in the Municipality, at very low prices, and Capt. Wastie, Brandon, is willing to give all particulars about them, free of charge, to intending settlers.

The North-West Land Company, H. J. Skynner, Brandon, agent, hold fourteen sections, also for sale, on liberal terms.

The C.P.R. Company have 6,700 acres, also for sale, on good terms, the agent at Brandon controlling their management.

Loan Companies and speculators also have lands in various parts of the Municipality, for sale, on good terms.

---

## THE FUEL QUESTION.

Although this is one of the principal problems of the Canadian North-West, if not the chief one, with Brandon County and Brandon City it is practically solved.

There are but few sections of our western prairies in which the local supply of wood can have any permanence, it suffices for the time being, and the future is to be provided for. Even locally the county is as well supplied as many other parts, but a permanent supply, at a very low price, is at our doors. If we refer to wood as fuel the bushes from twenty to sixty miles to the east have an abundance for half a century to come, at a moderate figure. This year an abundance of four feet cordwood, at \$4.00 per cord, was laid down in the city by the C.P.R., and it is not likely the price will advance on this for many a year to come.



But wood is not the permanent fuel of Manitoba. The country will have to fall back on coal, and fortunately there is an abundance for all time, of a superior article, close at hand. It will not be more than a year before the N.P. and M. line will be built in the Souris coal regions, about sixty miles to the south-west of Brandon City, and perhaps the Souris branch of the C.P.R., and by either of which a first-class lignite coal can be laid down in Brandon City at \$4.00 a ton, and even less. In the southern part of the county the price, laid down, will be even less, and but little more at any of the railway stations to the north, east and west. This is a point all intending settlers, whether farmers, mechanics, manufacturers, or business men of any description, should look at very carefully before locating elsewhere. Cheap fuel means cheap living, whether for the farmer, the artisan, the laborer or the manufacturer, and means a considerable sum to everyone in the course of twelve months. The farmer knows by it his operations can be run much more successfully, the manufacturer knows it is the cheaper operation of his machinery, and the lower wages to employees because of cheaper living. Let every intending settler remember Brandon will have cheaper fuel than any other part of the country, and it will be one potent element in influencing his decision when seeking a location, no matter in what branch of business employed.

### THE CITY OF BRANDON.

Although rapid growth is a leading characteristic of all western towns, the progress of Brandon is simply phenomenal when all the circumstances are fully considered. In June, 1881, as it was known the C.P.R. was going to cross at this point, and some months before the railway was graded, the first structures were erected, and to-day Brandon is a City numbering 4,000 of a population. Although the railway did not reach the town until September of that year, the intervening three months was a period of almost unequalled activity. On the 2nd and 3rd of June the C.P.R. set the bulk of the townsite up at auction, and bidding was most spirited. Some of the buyers were actuated by speculative motives,—the great curse of all new countries,—while the bulk of the buyers purchased business and resi-

dence sites, intending to make the future City of the West their future home, and of those who bought for those purposes only, there cannot be a man found who regrets his choice. William Adamson, the original squatter on the centre of the site, sold his "holding" to the C.P.R. for \$25,000, and was a heavy purchaser at the auction. Joseph E. Woodworth, C. Whitehead,—the latter having brought in the first cargo of lumber by boat, paying as high freight as fifty cents per 100 lbs. G. H. Munro, Thos. Wastie, C. Pilling, Dr. Fleming, T. M. Daly, John Dickenson, A. G. Fraser, Jas. A. Smart, and John Hanbury, were amongst the first settlers, and to-day they are the leading men of the place. It is true that some of the early settlers have gone to the wall, but it is simply because they did not exercise business prudence in their dealings, and confine their speculations to their actual capital.

As freighting, the first year, and for the first few months the second, by boat, was excessively high, and settlers in the country very few, the pioneer business men, the first year, did not reap a very profitable return; but as settlers poured in the following spring, and have continued to come in a continuous stream ever since, the growth of business has been proportionate. For instance, one of the first firms opened out their first stock of general merchandise with \$1,200, and to-day a changed firm, their successors, carry a stock of \$60,000; and the same may be said of the majority of business firms, business houses, professional men and mechanics, who have confined their means and their efforts to their legitimate business.

#### COMMERCIAL INTERESTS.

There are in the place eight as large general stores as are to be found in any place in Canada of the size of Brandon; each carrying full lines of dry goods, groceries, crockery, clothing, hats and caps, &c.; seven grocers who confine their operations wholly to groceries and provisions, and each store filled from cellar to garret with the best in the lines; there are five fruit and confectionery dealers, who carry more or less groceries, and provisions as well; there are three tinware and stove dealers, who carry more or less hardware; three exclusively hardware firms; three merchant tailors, who carry full lines; three druggists, well stocked; three boot and shoe houses; two furniture dealers,



BRANDON IN THE YEAR 1883.



one of the largest houses in Canada, in the wholesale and retail line; five jewellers, carrying good stocks; three stationers; four printing offices; two wholesale groceries, doing as good a business as any two houses in the country; eight livery stables, always keeping the best of horses and rigs for hire; three harness makers; ten or twelve grain and produce dealers; two wholesale liquor stores; two breweries doing a large business east and west; three chartered banks, offering every facility for business men with either large or small means; four restaurants; three milliners; four butchers' shops, where fat animals are always bought at fair figures; eight or ten horse and cattle dealers, who are always ready to buy or sell horses or cattle on advantageous terms; nine licensed hotels, all as large and as well kept, and charging as moderate rates as any one could wish for, and in fact everything in the line that the requirements of the public call for.

#### MECHANICAL.

As has already been mentioned, the county being agricultural, the mechanical interests are not as large or numerous as are found in some eastern cities, though all are fairly represented for the age of the place. There are seven elevators, with a capacity of about 200,000 bushels, giving excellent facilities for the handling of grain as fast as it may be brought in by the farmers, and for buyers who may choose to purchase. The number of the latter already on the market ensures good competition on the market,—a matter of much importance to the farmers. There are five blacksmiths and two machine shops, always ready to make repairs of every description; three planing mills; two pump factories; four carpenters' shops; a saw mill that cut 3,000,000 feet of lumber last year; an aerated water manufactory; two or three boot and shoe making and repairing shops; a gunsmith; a sewing machine repairer; and in short a representation of everything requisite though not a full compliment in many industries.

#### MISCELLANEOUS.

In professional men, besides the clergy and the school teachers alluded to elsewhere, Brandon has two dentists, four medical men and six lawyers; land offices for the

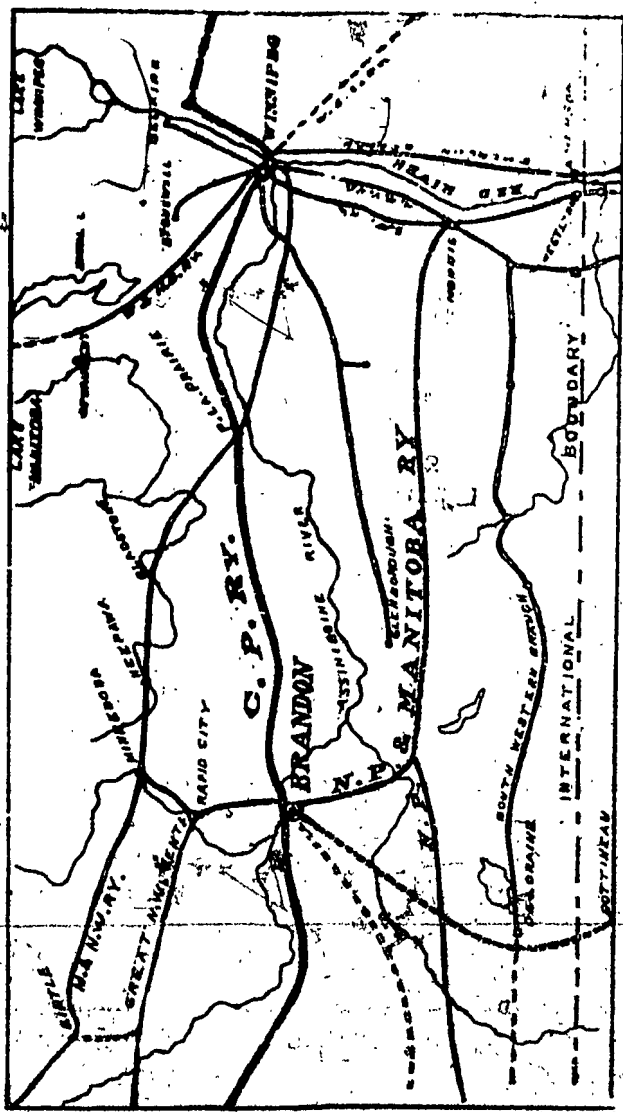
North-West Land Co., under H. J. Skynner; for the Hudson Bay Co., under Capt. Wastie; for the C.P.R. Lands, under the C. P. R. station agent; it has a Custom Office, under Mr. Hesson; an Inland Revenue Office, under Mr. Girdlestone, and Dominion Immigration Agency, under A. J. Baker; it has three photograph galleries; an art gallery; offices of the C.P.R. and G.N.W. Telegraph Co. and express office; a telephone system, with 125 changes; four or five insurance agents, representing the best companies in Canada; coal and wood offices; employment agencies; three or four lumber yards, furnishing all kinds of building material, at the lowest figures; a tent and awning factory. The city has an excellent fire brigade, and will in a very short time have an efficient system of waterworks that will add much to the healthiness of this already especially healthy city. It has now a system of electric light, organized and owned by residents, that bids fair to be a great acquisition to the place, making it extremely well lit, and cheerful in the fall and winter evenings.

So important a centre is the place regarded, that all the Ontario, and some of the American, agricultural implement manufacturers have representatives here, there being no less than eight shops in full blast the year round, and it is well known that more implements are sold here, in retail, the year through, than are disposed of at any other three places combined in the Canadian North-West. This is a direct evidence of the great importance of the place as an agricultural and business centre.

#### REQUIREMENTS.

Though the place is fairly well represented in most manufacturing lines at the present, yet there are some capital openings for manufacturing industries, and as the country around becomes better settled, and the place grows, those now in existence can be profitably multiplied.

There is no better opening on the continent, as we have already mentioned, for a large flour and oatmeal mill; a woollen mill, a tannery, a boot and shoe manufactory; a foundry, an agricultural implement manufactory, a binding twine manufactory, to convert the flax that can be readily grown in the country around into binding twine, of which an immense quantity is consumed annually; and more of



BRANDON'S RAILWAY SYSTEM.





the local industries already located, as the country improves, may be commenced and assured of success from the start, as the place and the country around grows year after year. Capital in any and all of those branches may be safely invested without an hour's delay, and the city is willing to encourage their location in every reasonable way.

Another great requirement is a building society, with sufficient capital to be expended, a safe and yet profitable way the hundred that would build residences and business places to meet the demands if capital was available. Brandon presents a fine opening for the investment of several millions of dollars this way.

Correspondence with the Mayor, or any of the leading business men, with a view to supplying any of these requirements, will have prompt attention.

To consider the present of this county, in any of its features, as an index to the future, is very unjust, unless by comparison. As we have already shown, the first white settlers located in what is now the County of Brandon, in 1879, and to-day, after a period of but ten years, in development, the population is but few if any short of 10,000 souls. In the Municipalities, by placing a family upon every half-section (320 acres), there is room for at least 19,000 to 12,000 more; and as the city is destined to be a supply centre for the whole west of the Province and the eastern portion of the Territories, its population might advantageously be increased indefinitely.

While it is true that Winnipeg, by being the capital of the Province must always command a certain prestige, yet the locality and surroundings of Brandon are such that it must be the distributing centre for the entire business of the west, which means a great deal.

Those acquainted with the history of New Brunswick know, that though Fredericton is the capital of the province, St. John does the business; also, while Quebec is the capital of the Province of Quebec, its trade, compared with that of Montreal, is but a mere bagatelle; and the same is true, to a large extent, the whole country over. Toronto, in Ontario, is considerable of an exception, but none the less London and Hamilton much nearer to it than Brandon is to Winnipeg, do an immense trade, and have grown to be centres of large commercial importance.

The five railways under way, centring in Brandon, give

the public easy access to all portions of the west, and as through freights from the east are practically no more than to Winnipeg, the city presents opportunities for wholesaling, jobbing and manufacturing, the observing capitalist should not be slow to appreciate. Already there are two exclusively wholesale grocery establishments in the place, and all the retailers in the different lines represented do more or less jobbing, which shows there is room for exclusively wholesale houses in all the other branches of commerce. The first who locate and secure the connections will be likely to retain the trade.

### THE FUTURE OF BRANDON COUNTY AND CITY.

Nothing holds out inducements to a person contemplating emigrating like the prospects for growth of a locality. Whether he be a laborer, a mechanic, a merchant, a farmer, or a financial man, the prospects for growth of a given locality invariably draw his attention, as he knows development in a home of his adoption means bettering his circumstances without a corresponding expenditure of labor, brains or capital. Assure him that a town or a rural locality is going to develop rapidly, and he knows it means a corresponding increase in his wealth without a proportionate effort on his part,—in a word, that whatever he touches turns to gold,—that there is an expansion in all his investments, no matter whether small or large, or of whatever character, without a corresponding effort on his part. If he is a laborer he knows that growth in a place means constant employment at fair wages, and the better opportunities for bettering his lot in life. If a farmer, he knows growth in his leading town means improvement in markets, with better prices for products, with a corresponding enhancement in the value of his real estate and all expenditures made thereon. If a business man, or a mechanic, he knows it means an expansion in his business that, with the usual care and precaution, assures him a competency in the end; and if a capitalist, an improvement in all his investments that eventually leads to wealth and influence.

With these points established, we have shown to the intending immigrant, of the majority of callings in life,

conclusive reasons why he or she should make some portion of this country his or her future home.

If the party be a farmer, a farm laborer, or a person who desires to locate in any other business in the country, that Brandon County offers exceptional inducements, chances that are not surpassed, if indeed they are equalled in any other county in the Province.

From the productions of the past, it is apparent there is no more fertile soil in the country, if indeed there is in the world, for farming operations, and that so far not more than one-third of the land is yet fairly occupied.

The county is sufficiently crossed with large streams to render the best of drainage readily available—the streams with springs, and other water supply yielding abundance for all the requirements of man and beast for all time.

The railways already built and now under construction, with the existence of such a centre as Brandon City, in the heart of the county, and other villages to shortly grow into large towns, assure the best of markets and other civic advantages for all time; and the existence of schools, churches, post offices, &c., are advantages the settler can find nowhere else; and comparatively light municipal indebtedness, with many public improvements already made, immunity from those heavy taxes that are the dread of so many localities in the older provinces.

Another matter of great importance to the intending agricultural settler is the high state of horse and cattle breeding in the country, through the agency of the agricultural societies, and the public spirit of many residents. It is conceded to-day that Brandon County has as fine horses and cattle as are to be found in America, and even these will be improved on by the many choice importations of male and female animals from the premises of most noted breeders in the known world.

Just the other day there was an exhibition of stallions in the City of Brandon, witnessed by judges from many parts of the Province and Northern States, and it was adjudged to be one of the finest collections ever seen on the continent.

The enterprising farmer knows it costs no more to raise superior stock than it does inferior grades, and the advantage of living in a locality where the former can be secured at the cost of the latter, must be to him an advantage readily understood.

With these advantages here, and knowing land can be secured here at the prices of other localities, with the higher figures for all he has to sell, lower prices of all he wants to purchase, and all the other advantages at his door, we have truthfully and faithfully specified, the enterprising farmer and lover of country life will see it is in his interest socially, mentally and physically, to locate on some of the favored spots of the County of Brandon.

The man of to-day who might come to a different conclusion as regards this city, would have had the same opinion of Toronto, when it was called "Muddy Little York," but a single generation ago.

There are no two opinions, amongst men whose opinions are worth considering, as to the future of this great Province. Even many of the Legislators at Ottawa, from the far Eastern Provinces, do not hesitate to admit Manitoba will, in a very few years, become the brightest ornament, as a producing province, in the diadem of our fair Dominion; and this cannot be the case without having many flourishing and largely populous cities.

The Province contains 1,316 townships, each of thirty-six sections (640 acres to the section), or 47,376 sections, and each one is capable of settling at least twenty people to the section, or one soul to every thirty-two acres, making nearly one million of agriculturists alone, without in any way over-populating the Province. This means at least as many more population in the cities and towns, in the ordinary course of events, which will give the observing immigrant a glimpse into what may be expected of our most favored towns and cities; and Brandon of the latter certainly is a neck ahead of all competitors in the race for supremacy.

The county, and the whole surrounding country for that matter, that is tributary to it, and will only become more and more so, with the progress of our commercial highways, is acknowledged to be unsurpassed, if indeed it is equalled, in fertility and inducements to the skilled agriculturists. The railways of the west all centre here, and cross and recross those leading to Winnipeg and other points, thus bringing the entire west tributary to it, in the commercial meaning of the term.

This, to the thinking mind, yields arguments that are unanswerable.

We have already shown that, in the short space of eight

years the place has grown from a dozen canvas tents, with less than a hundred population, to a place of nearly four thousand people, with a tributary population, varying from a few units in 1881, to perhaps 20,000, and what then but the future we have outlined may be expected, when the surrounding country population nears a million, as it certainly will in an almost incredibly short period of time.

Although the average observer might say, for the present size of the place, and the settlement of our surroundings, there are at present a reasonable supply of business men and local manufacturing concerns in the place, this is but for the present, and will not be true of a year hence. The city has added a fifth of its population during the past year: the surrounding country has done the same, and will continue to do so annually. The growth of the one must go hand in hand with the other; and those who secure the first location are certain to be those who reap the rewards of the future.

The present business houses and manufacturing concerns must be enlarged, and capital will be required to enlarge them.

New branches of industry, some of which are but very rare in the Province, and others so far altogether unheard of, will be required, and now is the time to locate them, and where but in the centres that are certain to command the patronage of the largest tract of country.

As we have satisfactorily explained, Brandon is unrivalled in this respect.

As the city is located high and dry, on an elevated table land, overlooking the beautiful valley of the Assiniboine, from a sanitary point of view its location is unsurpassed.

Its water is excellent, and a supply for all purposes for a system of waterworks, on as large a scale as may be desired, is readily available from any one of three very promising sources.

On account of the fall, sewage and drainage of the most effective character can be obtained at a very moderate cost; and any of the three at any moment, opens a profitable investment to capitalists. On account of the nature of the soil, it being sandy and gravelly, we can always have the best of streets at the most moderate expenditure. This will save the city an outlay that is often the cause of the financial ruin of many places differently situated.

In our Gaol and Court House, Registry Office, and other

public buildings, we have many structures that will not want replacing for many a day, and withal the debt has been kept well in hand, and is in no respect oppressive to the people. This is in striking contrast with most of the other towns and villages in the Province, that have had to compromise their liabilities incurred in creating much that nature has done for our fair city.

In a word, Brandon has now all the public improvements that will call for taxation of the people for some time, and their consequences are in no way a burden to the tax payer. The others, required for a reasonable time in the future, will doubtless be constructed by corporations or companies without increasing the people's burdens, after the manner of our electric light system by a local company, and which visitors to the place unhesitatingly say would be an ornament to any corporation.

The place now opens a field for larger institutions, in kindred with those already in existence, and in many others whose necessity is developed by the growth and progress of the Province. To enumerate and specify these is an unnecessary task for the careful observer,—he has only to look through the most advanced States of America and the Older Provinces of Canada, and see what are there, and the future callings of our own country, to decide what are required here.

There will, for all time, be an almost unlimited amount of farming machinery required to develop the products of the soil, and in time they must be produced here. At present wages are somewhat against this step, but as the cost of fuel becomes diminished by the construction of railways into the mining country to the south-west, and as agriculture becomes more developed, this will become the cheapest country to live in under the sun, and as a result wages will become correspondingly low. As a result, the chief, if not the only obstacle in the way of extensive manufacturing in the Province, will as rapidly disappear. The fact that there are now more agricultural implements sold in retail at this place than at any other three points in the country, shows how pre-eminently Brandon is already a retail centre, and with the projected railways completed, it must become an equally good distributing centre.

Then again, there is an unequalled opening here for a twine manufactory. The demand will always be immense, and the raw material may be as readily produced here as



CITY OF BRANDON, 1889.

From a Photo by Brock & Co.





in any other part of the globe. There then the freights on imports; a large proportion of the local manufactory. All that is necessary to say is, "The early bird catches the worm." There is also a splendid opening here for a woollen factory. As yet there are but two very small concerns in the North-West; but as the demand will always be extensive, and as sheep can be as easily moved here as in any part of the globe, time will prove the wisdom in establishing woollen manufactures in Manitoba, and at such a promising point as the City of Brandon,

There is now a pressing necessity for tanneries and boot and shoe factories in the country, and no point in it offers better facilities than Brandon.

At present there is a large export of hides from the country annually, and as Manitoba and the North-West is especially a cattle-raising country, the output of hides will grow annually until the volume becomes immense. To a local factory there is the protection afforded by the freight on hides easterly, and that on the manufactured again westerly, the two being sufficient for a large profit.

Then again, the country will soon call for a large amount of the different kinds of paper, tarred and building, wrappings, &c., used in the country; and with the raw material, straw, to be had for the gathering, the introduction of paper making machinery must become profitable to the firms who undertake the work.

Foundries and Machine shops must also dot the country very thickly in a very short time, for the manufacture of new goods and repairs, and Brandon at present opens a most promising field.

We might go on enumerating, going over the whole field of human industry, but to the practical man it is useless, all he has to do is visit Brandon, look around, take in the situation, and form his own conclusions. All that is required is a visit from capitalists and practical men in search of fields for investment, and we are fully satisfied to leave the opportunities afforded by the City of Brandon to speak for themselves.

## FARMING IN MANITOBA.

## FARMERS THE MOST PROSPEROUS CITIZENS.

The following interview, clipped from THE BRANDON SUN, of the 24th January, 1888, gives a fair idea of the importance attached to farming as the principal industry in the Province.

"Mr. Ferguson, of the Merchants Bank, was pleased to be able to state his opinion, and he did, about as follows:

"Farming in Manitoba is a positive success, and while I believe that any man with ordinary ability and sound physical constitution can earn a good living at farming, those best fitted for this country are experienced farmers. As a rule the men who accomplish the greatest results in business, or attain distinction in professions, are those educated to some particular business or calling, and I think the same principle applies to farming. Land can be purchased at very reasonable prices, and upon easy terms. For those who have \$4,000 or \$5,000 I advocate owning a whole section (640 acres), and am satisfied that from a crop of 300 to 400 acres a net profit of \$2,000 to \$5,000, exclusive of living expenses, could be realized yearly, allowing a fair average price for wheat and other grain, and I maintain that the same results can be achieved proportionately to the average under crop. The prices of good wheat this season ranged from 50c. to \$1.13 per bushel. A man must apply himself assiduously, take advantage of the earliest opportunity of seeding, reap at the proper moment, and, more important than all, prepare his land during the summer and fall for the following year's crop. Let a man apply the same energy to his farming operations and manage as judiciously as the merchant, who locks up thousands of dollars in storekeeping, has always liabilities in his stock, who is depending entirely upon public patronage, and who suffers many hours of financial worry through times of dullness, while heavy expenses are quickly absorbing his day's receipts, and bankruptcy threatening his ruin,

and I say the farmer is a monarch in comparison, his living is earned by his own labors, and with common sense management he never fails. The farmers are destined to become the wealthiest portion of our community, and many of them in this district are accumulating fortunes. We have the grandest agricultural country under the sun, and in ten years from now Brandon will be surrounded by rich and independent agriculturists.

"Mr. Jukes, of the Imperial Bank, who has been in charge here since it opened, said that farming was one of the pursuits that should be encouraged. It was the mainstay of the Province, and he knew of very few farmers here but were successful. There were instances, but in proportion to the number there were fewer than in other countries. Here the farmer reached comfort and affluence at an earlier date than in any other country of which he had information. Although this district, taking it for an example, was only opened up to settlement a few years, a drive through the country reveals pleasant homes, with every comfort and luxury, good fences, well laid out fields, splendid stables filled with first-class stock, many cases thorough-bred. Every appointment about the place indicates thrift. Many of the farmers have accounts in the Bank on deposit, drawing interest, while others have lines of credit, if they wish to use it, and it was no infrequent occurrence for the farmer to pay all his accounts by cheque, showing that with increased means, business habits are formed that would otherwise not be thought of. He also spoke of one section of this district in which he was intimate with every farmer. None of those, six years ago, were in more than very ordinary circumstances. To-day their farms are clear of debt, they are clear of debt themselves, and have balances to their credit in the bank, and in some cases grain in their granaries. They have lots of stock, and are contented and happy. This is not an exceptional case. He spoke most encouragingly of the prospects of farmers and farming in Manitoba.

## FARMING IN MANITOBA—DOES IT PAY?

So much has been written upon the subject of "Starting" on the "Homestead," or Manitoba farm, that every intending settler of our fair Province, even the most casual reader knows (or fancies he knows) just how to proceed for the first three years, if he is of the class most writers take for their heroes,—young men (batchelors, of course.) with little or no means, but plucky.

But the trouble with them has been, they left the young man at the end of about three years, when they had got him married and settled, with stock, team, implements, &c., about him and paid for, and 100 acres ready for wheat crop, just as he had reached a point where he was going to make it pay, and so we propose seeing the young man further.

From his 100 acre wheat crop, which he should have the fourth year, besides, oats, &c., necessary for feed, and can handle without hired help, save a month and a half in harvest, at cost of \$45, he would have, at a low average, 2,500 bushels of wheat; after deducting seed, 2,300, worth at the lowest 55c., or \$1.265, leaving, after wages, twine, threshing, &c., is paid, \$1.100, and this amount to be supplemented by sales of cattle, hogs, &c., or increase in growth and consequent value. And so we base our calculations on this demonstrated fact of \$1.100 profit, save one man's wages, \$2.00 for every 100 acres wheat additional, or for the man who farms 200 acres, \$200; 300 acres. \$2,900 net, and so on, only keeping within the limit of actual available means and personal oversight, with thrift and good farming.

With ten years' experience in Manitoba farming, and for much of the time under great disadvantages, we are convinced that it does pay, either in grain mixed, stock or dairy farming, that under ordinarily favorable circumstances it is handsomely remunerative; and under the worst known in late years,—with any degree of judgment,—it yields a good livelihood.

It is the right place for pushing, energetic, enterprising young men of good sense but limited means to make a start in life, and I think we can safely say that nine out of every ten of the "solid" successful farmers in Manitoba to-day are the men who had small beginnings, but in an almost



VIEW, SHOWING ARRIVAL OF HORSES AT A CITY STABLE.

From a Photo by Brook & Co.



incredibly short time have worked up to a prosperous position, with a very promising future.

Manitoba has rich treasures for the horny-handed sons of toil, and it is this class of people we invite here.

GEO. A. LEECH.

Brandon, April 2nd, 1889.

### WHAT CAPITAL TO BRING.

This question has been hashed and re-hashed, and as yet no one appears to have found the proper solution, and no one is likely to find it, as the encumbrances of the settler, his habits, and experience, enter more into the element of success than actual capital itself.

If the settler is a farmer, and wants to purchase a farm, we have shown he can secure most valuable farms at from \$3.00 to \$5.00 per acre, by paying from one-tenth to one-third down. If he has, besides this, enough capital to put up a small comfortable house, buy a team, a cow, and keep his family until his first crop ripens, and is industrious, he is as sure to succeed, and be worth as much in three years here as he could be in twenty years in any of the eastern provinces, as the sun is to rise and set the same way.

He should bear particularly in mind that in settling on a favored portion of the province, such as Brandon County, with its schools, churches, railways, and all the other results of civilization around him, he is just one generation better off than were his forefathers locating in Eastern Canada; that two years or so after settling down, he is possessed of a cleared improved farm, with buildings and other conveniences around that it took his father a lifetime to secure in the Eastern Provinces; that in locating here he has a farm whose producing capacity is practically unlimited; that he is comparatively free from taxes, and has not to face interest on liability that is more than the resources of his property can possibly overcome.

If the farmer wants to engage in cattle raising, and there is nothing more profitable, the summer feed for his stock costs him nothing, as rich grass is to be found in abundance from the first of May till the end of October, and native hay is to be had anywhere for the cutting. There is no

necessity in the County of Brandon for slaughtering stock in the fall to prevent starvation during the winter, as is but too often the case in the older provinces.

If, again, the farmer wants to engage in dairying, or cheese making,—the county presents the best opportunities the world affords, cattle can be reared so cheaply, and the products so readily find an extensive and profitable market.

The value of good markets, such as Brandon affords for the other miscellaneous products of the farm, are so important it is unnecessary to dwell upon them, to the ordinary observer. To him it is but necessary to say, the better prices in Brandon for all the products of the farm, and the lower cost of the necessities of life, will in a short time make the price of a farm, so that purchasing here at a reasonable price is preferable to getting a farm in less favorable localities for nothing at all.

If, again, the incomer be a merchant, a mechanic, or a manufacturer, as much depends on experience and business connections as on anything else; but at all events the capital that will start one comfortably elsewhere will do the same here equally well.

---

### REASONS FOR SELECTING THE CITY

It is in the memory of many a one now living in Toronto, where land could have been got on the business thoroughfares for as many cents as it would require dollars now to purchase it. Had the visitor to that city of half a century ago seen this, to say nothing of the money he might have made in commercial and other pursuits in the interval, this growth in the value of real estate alone would have been sufficient inducement to have led to some investments. We have every faith in what has proved true of Toronto, the Queen City of Ontario, will prove true of the Queen City of Manitoba in an equally short period of time, and this alone should be a sufficient incentive for business men and capitalists to locate in Brandon.

poor Copy